

Wichita-Sedgwick County Comprehensive Plan Steering Committee Meeting

MAPC Large Conference Room, 10th Floor, City Hall
3:45-5:30 p.m., November 20, 2013

Discussion Highlights & Points of Agreement:

Attendance - Plan Steering Committee:

Stacie Christie, Peggy Elliott, Susan Estes, David Foster, Bryan Frye, Matt Goolsby, Joe Johnson, Ken Lee, John McKay, Cindy Miles, Mitch Mitchell, Tim Norton, Randy Oliver, Richard Ranzau, James Roseboro, Gary Schmitt, George Sherman, Debra Miller Stevens, Kurt Yowell

Attendance - Project Staff:

Stephen Banks, Dave Barber, Scott Knebel, Jess McNeely, John Schlegel, Scott Wadle

1. Welcome -

The meeting was called to order by Peggy Elliott.

2. Leadership Council Presentation –

Gary Schmitt presented information that he recently shared with the Wichita Leadership Council suggesting that Wichita is falling behind in employment/job recovery since the recession in 2008. Schmitt indicated that Wichita is ‘bleeding primary jobs in the aviation industry’ due in part to incentives offered by competing communities elsewhere. Schmitt suggested that our community needs to aggressively move forward in competing for primary jobs in the aviation and non-aviation sectors if we are to prosper in the future – the 31,200 new jobs forecasted for Wichita by WSU over the next 20 years will not generate the tax base needed to help pay for our community infrastructure. A lengthy Committee discussion took place on this topic.

3. Committee Workshop Session:

Discussion on Wichita’s Population Growth and Average Household Size Assumptions -

Based on a review and discussion of information provided by staff on Wichita’s forecasted population growth and average household through 2035, Committee members agreed that all future growth scenarios should reflect the following assumptions:

- A ‘mid-range’ population increase of *64,000 additional people* for Wichita by 2035 (with a resulting population increase of 45,900 additional people in the small cities and unincorporated area of Sedgwick County by 2035)
- An overall average household size of *2.25 people per dwelling unit* for Wichita by 2035
- An additional *49,900 new dwelling units* in Wichita by 2035 based upon the aforementioned population increase and overall average household size.

Continued Discussion on Wichita Growth Scenarios -

- The Committee reviewed and supported recommended staff refinements to the Wichita 2035 Growth Scenario #1 - *Baseline Trends* that reduced new annexed areas by 3 sq. mi. and reduced new infrastructure costs by about \$100 million. These refinements primarily reflect a better capturing of existing vacant platted lots, the continuation of the historic trend of 24% of Wichita dwelling units being multi-family development, and an assumption that about 75% of existing suburban infill areas will be developed by 2035.

- The Committee reviewed and supported initial job growth area adjustments depicted in Wichita 2035 Growth Scenario #2 - *Constrained Baseline Trends* (no constructed NW Bypass by 2035 plus the impacts of rural water districts and school districts). Job growth area adjustments include the re-allocation of the baseline trend jobs located along the NW Bypass to other areas of west and northwest Wichita, assuming that the NW Bypass is not be constructed by 2035. Staff will continue to adjust the job and housing growth concept map for this scenario to reflect impacts and constraints associated with the rural water districts and school districts.

- As part of the development of the Wichita 2035 Growth Scenario #3 – *Suburban and Infill Growth* staff presented the Committee with a refined version of the vacant & agricultural properties map. This map will be part of information used in a future discussion with local developers about the possibilities of future increased levels of infill and redevelopment in the established central city area.

- These three Wichita growth scenarios will also reflect a Wichita population increase of 64,000 additional people, an overall average household size of 2.25 people/dwelling unit, and an additional 49,900 new dwelling units in Wichita by 2035.

Continued Discussion and Agreement on Emerging Plan Policies, Visions, Goals, Outcomes, etc -

- The following (initial brainstorming ideas, comments, suggestions previously raised by individual Committee members) were agreed upon and/or modified by the Committee for the purposes of helping shape the development of policies in new community investments plan:

- Preserve and maintain our current infrastructure assets
- Place importance on maintaining, developing and increasing the long-term viability of the established central city area and existing neighborhoods – the established central city area should be an emphasis for future infrastructure investment and redevelopment incentives
- Provide community developments that better attract and retain the millennial generation
- Explore other infrastructure financing methods and/or financing providers other than what has traditionally been done by the city

Staff follow-up items:

- Staff will provide Committee members with a copy of the employment recovery graph contained in Gary Schmitt's presentation.

4. Committee Open Discussion -

None

5. Set Next Steering Committee Meeting -

December 4, 2013, 3:45-5:30 p.m. in the MAPC Large Conference Room, 10th Floor, City Hall

6. Comments from Public Attendees -

Additional business entrepreneurs are needed to create the future jobs and revenues required to solve our long-term infrastructure issues.

7. Adjourned - 5:40 p.m.